



City of El Paso – City Plan Commission Staff Report

Amendment to Title 20, Adaptive Reuse Overlay

The El Paso Downtown 2015 Plan, adopted by City Council in 2006, and the new Comprehensive Plan currently underway, emphasize the importance of a vibrant downtown. The City Council has directed that various incentives and code amendments be implemented to help promote revitalization, to increase housing opportunities and to overcome development barriers in the area covered by the Downtown 2015 Plan.

A comprehensive program for adaptive reuse of existing buildings in this area is being developed and is intended to provide greater flexibility in building and zoning standards. The proposed amendment to Title 20 is one element of this program.

Downtown 2015 Plan area



ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.02 (GENERAL PROVISIONS AND DEFINITIONS) AND CHAPTER 20.10 (SUPPLEMENTAL USE REGULATIONS) OF THE EL PASO CITY CODE, TO ADD A DEFINITION FOR ADAPTIVE REUSE AND TO ESTABLISH STANDARDS FOR AN ADAPTIVE REUSE OVERLAY. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Title 20 (Zoning) of the El Paso City Code was adopted to promote the health, safety, morals and general welfare of the community; and

WHEREAS, the Downtown 2015 Plan for the City of El Paso, Texas was adopted on October 31, 2006; and

WHEREAS, the Downtown 2015 Plan encourages mixed use development and increased housing opportunities, redevelopment and adaptive reuse of existing buildings, and incentives to stimulate investment by private developers; and

WHEREAS, City Council has determined that additional flexibility in the regulation of adaptive reuse projects is necessary to promote the health, safety, morals and general welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

SECTION 1. That Title 20 (Zoning), Chapter 20.02 (Definitions) of the El Paso City Code to add the following section:

20.02.033 Adaptive reuse

“Adaptive reuse” means the conversion or change of use of all or any part of an existing building to a residential use, a mixed-use or any use allowed in the underlying district or any construction to expand or modify an existing building located in an area designated with an Adaptive Reuse Overlay that meets the development guidelines adopted in the city’s comprehensive plan for the area.

SECTION 2. That Title 20 (Zoning), Chapter 20.10 (Supplemental Use Regulations) of the El Paso City Code to add the following section:

20.10.055 Adaptive Reuse Overlay

A. Purpose. The purpose of an Adaptive Reuse Overlay (ARO) is to revitalize neighborhoods and increase new housing opportunities within the El Paso Downtown 2015 Plan area by allowing more flexible development standards for certain residential and/or mixed uses within the area.

B. Applicability. An Adaptive Reuse Overlay (ARO) may be placed on property located in El Paso Downtown 2015 Plan area and can only be used for the conversion of all or any portion of an existing building to any of the following new residential and/or mixed uses:

1. Dwelling units (single family, duplex, triplex, quadraplex, townhomes, apartments, condominiums)
2. Single room occupancy (SRO)
3. Live-work units
4. Mixed-use buildings
5. Other uses permitted in the underlying zoning district.

C. Designation. An application for an ARO designation may be initiated either by City Council, a property owner or group of property owners.

D. Application. An application for an ARO designation shall be subject to the notice and public hearing requirements and procedures of Chapter 20.04, and shall also be accompanied with all of the following:

1. A list of all the properties and property owners in the area described in the application; and
2. A map of the area.

E. Development Standards

1. The ARO standards are optional and provide for greater density and flexible standards. A property owner within the ARO may use the standards identified in this section or may use the underlying zoning district standards for their property. All of the permitted uses in the underlying zoning district are permitted in the ARO. Additionally, within the ARO, a property owner may convert all or any portion of an existing building to any of the uses in Section 20.10.455 B.

2. The following modified development standards apply for adaptive reuse projects in the El Paso Downtown 2015 Plan area for properties zoned UP, C-5, C-4, C-1, S-D, SRR, and M-1:

- a. Minimum front, rear and side setbacks: 0 feet.
- b. Maximum height: 5 stories or as permitted in the underlying zoning district

c. Minimum lot area, width, and depth: none

d. Minimum square footage for multi-family dwelling units: 450; except that the total units within a development shall have a minimum average square footage of 650.

e. Adaptive reuse projects are exempt from detailed site development plan requirements in Title 20.

f. Adaptive reuse projects are exempt from landscape requirements in Title 18, except that where there is minimum of 10 feet of existing parkway (including sidewalk), street trees shall be provided in accordance with Article IV – Street Trees, of Section 18.46.

g. Unless specifically modified in Section E above, all other dimensional and density standards and parking standards of the underlying zoning district standards in Title 20 shall apply to any property with an ARO overlay.

h. All properties within an ARO will carry the suffix "ARO," indicating that such property may be developed under the land use and design standards of the ARO.

SECTION 2. Except as expressly herein amended, Title 20, Zoning, of the El Paso City Code shall remain in full force and effect.

ADOPTED THIS _____ day of _____ 2012.

CITY OF EL PASO

ATTEST:

John F. Cook, Mayor

Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Lupe Cuellar
Assistant City Attorney

Mathew S. McElroy, Deputy Director
Planning and Economic Development Dept.